

A.P.N. # 1022-18-002-047

R.P.T.T. \$ 0.00#5
ESCROW NO. 040701750

RECORDING REQUESTED BY:
STEWART TITLE COMPANY
MAIL TAX STATEMENTS TO:
SAME AS BELOW

WHEN RECORDED MAIL TO:
GRANTEE
7343 ALMADEN LANE
CARLSBAD, CA 92009

REQUESTED BY
Stewart Title of Douglas County
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 SEP 16 PM 3:18

WERNER CHRISTEN
RECORDER

\$ 15.00 PAID BC DEPUTY

(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **JAMES I. KOZEN, SPOUSE OF THE GRANTEE**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **JULIANA P. FOX KOZEN, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY**

and to the heirs and assigns of such Grantee forever, all that real property situated in the **unincorporated area** County of **DOUGLAS** State of Nevada, bounded and described as :

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: **August 06, 2004**



JAMES I. KOZEN

STATE OF CA }
COUNTY OF San Diego } ss.

This instrument was acknowledged before me on 8/10/04
by JAMES I. KOZEN

Signature M. Phillips

Notary Public (One Inch Margin on all sides of Document for Recorder's Use Only)



0624308

BK0904PG06270

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 040701750

The land referred to herein is situated in the
State of Nevada, County of DOUGLAS
City of GARDNERVILLE described as follows:

Lot 14, Block B, as shown on the Map of HOLBROOK HIGHLANDS,
filed in the Office of the County Recorder of Douglas
County, Nevada, on March 22, 1978, as Document No. 18825.

Assessors Parcel No. 1022-18-002-047

0624308

BK0904PG06271